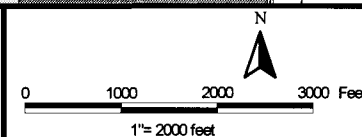


The data contained herein was compiled from various sources for the sole use and benefit of the Planning & Development Department. Any use of the data by anyone other than PACIS is at the sole risk of the user, and by acceptance of this data, the user does hereby hold PACIS harmless and without liability from any claims, costs, or damages of any nature against PACIS, including cost of defense arising from improper use of the data, or use by another party. Acceptance or use of this data is done without any expressed or implied warranties.

The geographic data herein was taken from March 1990 Photography

Proposed Future Land Use Plan Amendments



Please recycle with colored office grade paper

Plot date: Jun 6, 2000; d:\2000 gis\ottercreek\luc001605.apr

Mail Survey Results

A: Questionnaire Methodology

The survey forms used by the City of Little Rock were a refinement of previous neighborhood surveys and edited by community representatives. A saturation mailing was performed with addresses obtained from a local commercial mailing service. Surveys were mailed along with a brief explanation of the planning process. Surveys were designed to be self mailers with return postage paid by the city.

Of the 2,412 surveys mailed, 359 were returned to the city by December 11, 1999. City staff coded the forms and entered the answers into a computer database. The spreadsheet was spot-checked against randomly selected survey forms. Any errors were corrected and two additional surveys were pulled to check.

The 14.8% percent return rate provides a good response for a mail survey and should provide a good representation of the study area. The survey was conducted to identify concerns and problems so that they could be addressed with suggested remedies and/or steps to lessen the negative impacts. Overall statistics for the Otter Creek/Crystal Valley area will be presented by topic.

The Otter Creek / Crystal Valley Neighborhood Survey provided information about the outlook of residents concerning the livability of the area. The questions on the survey fell into the eight topics of: the general state of the neighborhood, infrastructure, traffic, schools, housing, zoning, parks & recreation, and crime.

For the remainder of this section, all percentages noted have been rounded down to the nearest whole number unless carried out to tenth of a percent. Numbers may not add up to 100% because of this rounding. This also applies if two categories have been added together. All percentages hereafter refer to respondents of the survey, not actual residents.

B: Responses by Survey Category

1. General

More than 85% polled agree or strongly agree (a/sa) to questions that state that Otter Creek/Crystal Valley is a good and safe place to live, work and play. Only 48% stated that the ability to walk from home to shopping, schools, church, etc. was important. 76% believes (a/sa) that Otter Creek/Crystal Valley supports its local businesses and merchants and 76% agree or strongly agree that the neighborhood is continually improving. This is reinforced in the fact that less than 7% strongly disagree to any of questions 1 through 5. The number one businesses that area residents would add are restaurants, grocery stores and banks (in that order).

2. Infrastructure

On the condition of streets, answers were fairly uniform. 75% agree or strongly agree that street conditions are generally good. 90% agree or are neutral on the topic of whether water lines are well maintained. As to whether the sidewalks in the area were properly

maintained, 43% agree (a/sa) and 35% are neutral. Respondents were against (54%) or neutral (31%) as to paying for sidewalk improvements, with a small amount, 3%, willing to pay. Most (80%) agree (a/sa) that trash and recycling service is adequate and most (67%) believe (a/sa) residents should be required to remove the green trash containers from the street. Drainage problems were noted along Stagecoach Road, Crystal Valley and Otter Creek Parkway (in that order) in the write in section of the survey.

3. Traffic

Generally, the respondents believe that police presence is adequate in the neighborhood, but that there are problems with speeding and too much traffic. 61% of people say traffic-calming devices to reduce speeding are a good idea while 19% are neutral and 19% disagree (d/sd). 70% of respondents say parking for businesses is adequate and only 6% say that it is not. On the topic of excessive speeding, 52% of people say that many streets suffer from it while the neutral and disagree (d/sd) are both 24%. Write in Responses of the streets that have excessive speeding are in order: Stagecoach Road, Otter Creek Parkway and Crystal Valley Road.

4. Elementary School

The respondents were neutral on the positions that traffic was congested around the school (48%) and that truancy is a not a problem (74%). Slightly more than half (49.1% agree and 8.9% strongly agree) said that school buildings should be better maintained. 60% of the respondents thought that a partnership of business and residents would benefit the schools while only 4% did not agree.

5. Housing

Respondents were generally in favor or neutral on stricter standards for maintenance of housing. The concept of a program to assist economically disadvantaged homeowners showed 25% in agreement (agree and strongly agree) while 44% disagreed (d/sd). 45% believe (a/sa) the rental property inspection program is important.

6. Zoning

Only 16% of respondents concurred that the combined use of buildings where people live above stores and offices are good for the neighborhood while 46% disagreed (d/sd). The neighborhood is against or neutral on the issue of whether converting single family homes into office or commercial is acceptable. 18% stated that it is acceptable (a/sa) while 61% disagreed (d/sd). 40% disagree (d/sd) that residents have enough say in the location of late night retail businesses. 17% agreed that residents do have enough say.

7. Parks and Recreation

Otter Creek/Crystal Valley parks are well maintained according to 39% of the respondents (a/sa). At the time of the survey, there were not any city parks in the area. The opening of the new Otter Creek Park on Stagecoach Road in the summer of 1999 will be a major park for this area. Respondents were roughly divided into thirds as to believing that trails should be restricted to hiking only. 65% agreed that streets, parks and pathways should be developed and/or improved to be more pedestrian friendly.

8. Crime

Lighting on Otter Creek/Crystal Valley streets is adequate to deter crime according to 52% of respondents while 32% agreed that they were not adequate. 41% of persons did not think that police patrols were regular enough to deter street crime. 45% thought that loitering was a not a problem, while 30% were neutral on the topic. Only 10% of respondents agree that the Mann Road Alert Center adequately serves the neighborhood and 64% were neutral.

9. Neighborhood Life

Responses to the question of where you show visitors were the Otter Creek Clubhouse, Otter Creek and none (in that order). As to places they avoided showing visitors: West Baseline Road, none, Southwest Little Rock and Downtown are the top four responses. The question of what would you change in the area gathered the following responses: traffic, appearance, and traffic signals.

10. Demographics:

Demographics are based on the primary persons completing the survey. The respondents were evenly divided into age groups with 28.1% from 25 - 40, 34.4% from 41 - 54, and another 34.4% over 55. Slightly more females answered the survey than males (50.1% vs. 49.9%). The average length of residency is 9.5 years with 88.3% owning their home. The average family size is 3.41 persons and 33.8% of households having school age children. 12.5% of all respondents own businesses in Otter Creek/Crystal Valley.

C: Responses by Demographics

Surveys were divided into geographical areas and compared against the total survey results. Respondents were also divided as to male / female, business owners, and homeowners / renters. When the responses of these groups of people varied from the total survey results by more than 10%, these differences are noted below. Some generalizations have been made and please reference map for geographic boundaries of subareas.

There are 70 respondents from area "A" – (north of Baseline Road). These residents did not agree with the importance of protecting the character of the neighborhood and were less satisfied with the condition of curbs and gutters than the total group.

Area "B" had 32 respondents. Responses from area "B", the northern half of Otter Creek Subdivision, felt more positive than the total group about the condition of streets, water lines, and sidewalks. They also expressed more willingness to pay for the installation and repair of sidewalks. In contrast, residents in area "B" expressed stronger disagreement with the acceptability of combining of business and residential uses in the same building, or allowing businesses next to residences. Area "B" residents expressed stronger opinions about the inadequacy of police patrols in the neighborhood, the occurrence of loitering in the neighborhood and inadequacy of Alert Center services.

There were 33 respondents in area "C" which lies to the north and east of Stagecoach and Otter Creek Roads. As a whole, they had more agree / strongly agree responses than the

total group. 53% of area "C" residents agreed that their sidewalks are well maintained as opposed to 35% of the overall total respondents. Likewise, 22% strongly agreed that the school was well maintained as opposed to 9% of the total.

Area "D" had 105 respondents and with some exceptions mirrored the total respondents along these subtopics. This area is the southern half of the Otter Creek Subdivision extending to Stagecoach Road and the county line.

There were 10 respondents from area "E" that greatly differed from the overall totals. Generally, these ten respondents were more neutral in their responses. This area is south and east of Stagecoach and Otter Creek Roads.

Area "F" is outside the study area. Surveys were mailed to an area west of Col. Miller Road and north of Crystal Valley. Although area "F" includes all areas not previously defined, it is safe to say that the majority of the respondents lie in an area to the north and west of areas "A", "B", and "E." This is based on our mailing lists prepared by our commercial mailing service. Respondents from area "F" was more negative than the total group about the condition of streets, curbs, sidewalks and water lines. In addition, they did not express a willingness to pay for sidewalks. The residents expressed stronger opinions about the inadequacy of lighting and police patrols, and the occurrence of loitering in the neighborhood.

In the division of respondents between male and female, respondents did not differ significantly from the overall total of the group.

41 business owners responded to our survey. Mailing addresses were gathered by city staff utilizing the windshield survey method. Results from business owners resulted in an even difference of positive and negative responses from the total group.

Homeowners (299 respondents) agreed with the overall total. Renters (40 respondents) did not always agree with the overall total responses. Where differences were noted, renters responded agree or strongly agree more often than the total. 55% of renters agreed that police presence is adequate to enforce traffic rules as opposed to 40% of the overall total.

Circle the number that most closely fits your agreement with the following statements. Please complete the survey and return in enclosed envelope.

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree
GENERAL					
1 Our area is a good and safe neighborhood in which to live, work, worship, go to school, shop, and play.	1	2	3	4	5
2 The ability to walk from home to shopping, businesses, schools, churches, and neighborhood activities is important to me.	1	2	3	4	5
3 Our area supports its local businesses and merchants.	1	2	3	4	5
4 In general, the neighborhood is continually improving.	1	2	3	4	5
5 The character and image of our area should be protected and preserved.	1	2	3	4	5
6 Name one business you would add if you could. _____					
INFRASTRUCTURE					
7 The condition of the streets and curbs in my area is generally good.	1	2	3	4	5
8 Water (clean and waste) lines are well maintained in our area.	1	2	3	4	5
9 Sidewalks in our area are adequately maintained.	1	2	3	4	5
10 I would be willing to pay all or part of the sidewalk installation/repair cost on my residence or business property over five to ten years.	1	2	3	4	5
11 Some drainage problems exist on my block.	1	2	3	4	5
12 The trash and recycling pick-up at my residence or business is adequate.	1	2	3	4	5
13 Residents should be required by the city to remove green trash containers from the street after trash pick-up.	1	2	3	4	5
14 Our area has enough sidewalks, to support current foot traffic.	1	2	3	4	5
15 Describe an area that needs more sidewalks. _____					
16 Identify the location of one drainage problem. _____					
TRAFFIC					
17 The police presence in our area is adequate to enforce traffic rules.	1	2	3	4	5
18 Traffic-calming devices that reduce speeding and the volume of vehicles in our area are a good idea.	1	2	3	4	5
19 Parking for our area businesses is adequate.	1	2	3	4	5
20 Many streets or intersections in our area suffer from excessive speeding or too much traffic.	1	2	3	4	5
21 List streets that have excess speeding. _____					
SCHOOLS					
22 The school buildings and properties are well maintained.	1	2	3	4	5
23 Our area residents and businesses should form a partnership with the schools to improve the learning environment for the children.	1	2	3	4	5
24 Traffic conditions around the schools are unsafe and congested.	1	2	3	4	5
25 Truancy is a problem for our area residents and businesses.	1	2	3	4	5
HOUSING					
26 Stricter property maintenance standards should be developed and enforced in our area.	1	2	3	4	5
27 An economic hardship program should be developed to assist (financially or otherwise) disadvantaged homeowners in maintaining their property.	1	2	3	4	5
28 The city's rental property inspection program in our area is important.	1	2	3	4	5
29 What are the negative impacts for multi-family housing in the area? _____					
ZONING					
30 Combined building uses where people live above stores and offices are good for the neighborhood.	1	2	3	4	5
31 Converting single-family homes from residential to office or commercial use is acceptable.	1	2	3	4	5
32 Residents have enough say in the location of late-hour retail businesses and other commercial buildings in the neighborhood.	1	2	3	4	5

OTTER CREEK / CRYSTAL VALLEY NEIGHBORHOOD SURVEY

PARKS AND RECREATION

- | | | | | | |
|--|---|---|---|---|---|
| 33 Our area parks are safe and well-maintained. | 1 | 2 | 3 | 4 | 5 |
| 34 Park trails should be restricted for hiking only (i.e., prohibit biking on trails). | 1 | 2 | 3 | 4 | 5 |
| 35 Streets, parks, and pathways should be developed and/or improved to be more pedestrian-friendly while still accommodating vehicles. | 1 | 2 | 3 | 4 | 5 |

CRIME

- | | | | | | |
|---|---|---|---|---|---|
| 36 The lighting on our area streets is adequate to deter crime. | 1 | 2 | 3 | 4 | 5 |
| 37 Little Rock police patrols are regular enough to deter street crime. | 1 | 2 | 3 | 4 | 5 |
| 38 Loitering is a problem in some parts of our area. | 1 | 2 | 3 | 4 | 5 |
| 39 The Alert Center adequately serves the neighborhood. | 1 | 2 | 3 | 4 | 5 |
| 40 List areas that are potential for various types of crime. _____ | | | | | |

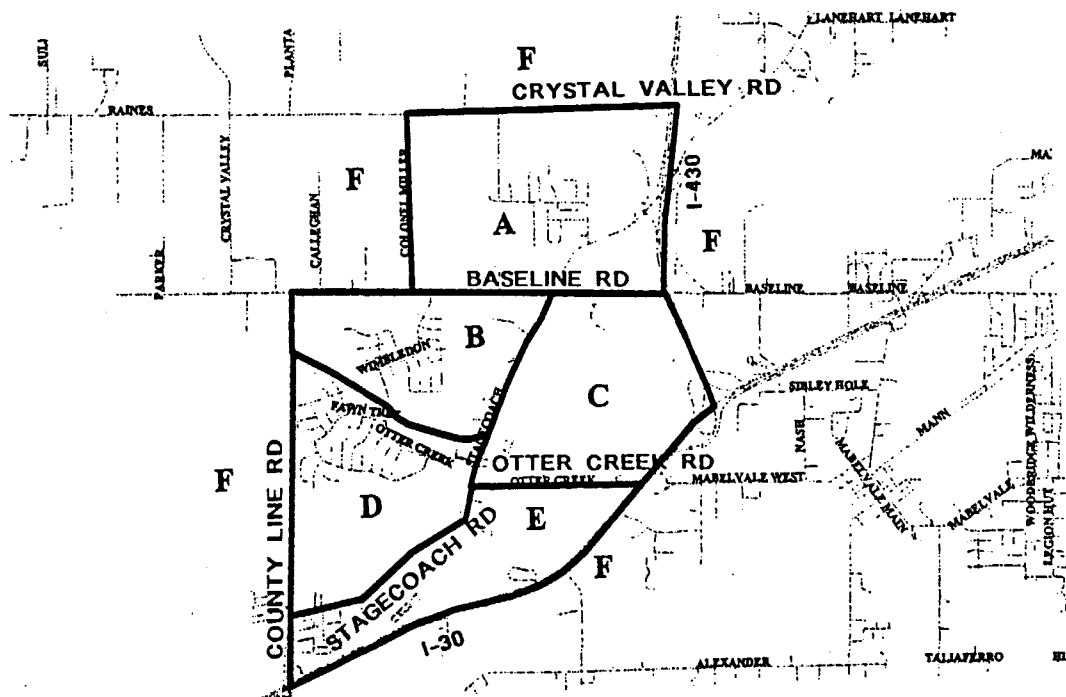
NEIGHBORHOOD LIFE

- 41 What places do you show visitors? _____
- 42 What places do you avoid showing visitors? _____
- 43 If you could change one thing about the area, what would it be? _____

DEMOGRAPHICS (information for primary person completing survey - for grouping purposes only)

- 44 Your age: _____ under 25 _____ 25-40yrs _____ 41-50yrs _____ 55+
- 45 Your gender: _____ male _____ female
- 46 Based on the enclosed map, which part of the area do you live in? A B C D E F See Map Below
- 47 If so, how long have you lived in the area? _____ years
- 48 If you live in area, do you own or rent your home? _____ own _____ rent
- 49 How many people live in your household, including you? _____ people
- 50 Do you have school-aged children? _____ yes _____ no
- 51 Do you own a business in the area? _____ yes _____ no
- 52 If so, based on the enclosed map, where is it located? A B C D E F See Map Below
- 53 Do you have any additional comments you would like to make? _____

Please fill out the enclosed card if you would like to participate on the Neighborhood Plan Steering Committee.



Survey Results: (percentages are of total number responding to that question, open ended questions have the top two or three listed in order.)

GENERAL

	Strong Agree	Agree	Neutral	Disagree	Strongly Disagree
Our area is a good and safe neighborhood in which to live, work, worship, go to school, shop, and play.	33.4%	51.0%	8.5%	4.5%	2.5%
The ability to walk from home to shopping, businesses, schools, churches, and neighborhood activities is important to me.	22.4%	26.4%	30.7%	13.9%	6.5%
Our area supports its local businesses and merchants.	18.2%	58.7%	17.9%	4.6%	0.6%
In general, the neighborhood is continually improving.	20.6%	55.4%	14.3%	7.7%	2.0%
The character and image of our area should be protected and preserved.	64.0%	31.0%	3.2%	1.2%	0.6%
Name one business you would add if you could.	restaurants, grocery stores and banks				

INFRASTRUCTURE

The condition of the streets and curbs in my area is generally good.	13.9%	61.4%	10.2%	10.5%	4.0%
Water (clean and waste) lines are well maintained in our area.	18.9%	61.4%	10.2%	10.5%	4.0%
Sidewalks in our area are adequately maintained.	8.9%	34.6%	35.6%	11.4%	9.5%
I would be willing to pay all or part of the sidewalk installation/repair cost on my residence or business property over five to ten years.	3.8%	10.4%	31.4%	18.3%	36.1%
Some drainage problems exist on my block.	8.4%	19.5%	21.8%	37.2%	13.1%
The trash and recycling pick-up at my residence or business is adequate.	19.2%	61.3%	11.5%	5.4%	2.6%
Residents should be required by the city to remove green trash containers from the street after trash pick-up.	24.1%	43.2%	19.3%	7.4%	6.0%
Our area has enough sidewalks to support current foot traffic.	10.4%	23.8%	19.6%	24.4%	21.7%
Describe an area that needs more sidewalks.	O.C. Pkwy near Harvest Foods, all of area				
Identify the location of one drainage problem.	Stagecoach, Crystal Valley and O.C. Pkwy				

TRAFFIC

The police presence in our area is adequate to enforce traffic rules.	7.4%	39.8%	24.6%	20.3%	7.7%
Traffic-calming devices that reduce speeding and the volume of vehicles in our area are a good idea.	19.8%	41.8%	19.2%	10.9%	8.3%
Parking for our area businesses is adequate.	12.0%	58.2%	23.4%	4.7%	1.8%
Many streets or intersections in our area suffer from excessive speeding or too much traffic.	30.9%	21.5%	23.5%	20.0%	4.1%
List streets that have excess speeding.	Stagecoach, O.C. Pkwy, Crystal Valley Road				

SCHOOLS

The school buildings and properties are well maintained.	8.9%	49.1%	34.0%	5.3%	2.7%
Our area residents and businesses should form a partnership with the schools to improve the learning environment for the children.	19.6%	40.5%	35.7%	2.7%	1.5%
Traffic conditions around the schools are unsafe and congested.	2.1%	13.8%	48.6%	28.2%	7.2%
Truancy is a problem for our area residents and businesses.	1.2%	4.0%	59.8%	26.5%	8.5%

HOUSING

Stricter property maintenance standards should be developed and enforced in our area.	16.2%	27.1%	29.3%	20.5%	6.8%
An economic hardship program should be developed to assist (financially or otherwise) disadvantaged homeowners in maintaining their property.	8.4%	17.1%	30.3%	29.2%	15.0%

The city's rental property inspection program in our area is important.
What are the negative impacts for multi-family housing in the area?

19.9% 26.0% 38.3% 9.1% 6.7%
traffic, crime, decreases property values

ZONING

Combined building uses where people live above stores and offices are good for the neighborhood.

4.3% 12.3% 36.7% 20.9% 25.8%

Converting single-family homes from residential to office or commercial use is acceptable.

5.7% 12.8% 20.5% 30.2% 30.8%

Residents have enough say in the location of late-hour retail businesses and other commercial buildings in the neighborhood.

4.9% 13.0% 42.0% 23.8% 16.2%

PARKS AND RECREATION

Our area parks are safe and well-maintained.

5.0% 34.0% 40.6% 15.4% 5.0%

Park trails should be restricted for hiking only (i.e., prohibit biking on trails).

10.5% 21.0% 38.9% 21.6% 8.0%

Streets, parks, and pathways should be developed and/or improved to be more pedestrian-friendly while still accommodating vehicles.

21.3% 43.8% 26.4% 5.8% 2.7%

CRIME

The lighting on our area streets is adequate to deter crime.

10.4% 42.5% 14.7% 22.0% 10.4%

Little Rock police patrols are regular enough to deter street crime.

4.1% 21.3% 33.5% 30.6% 10.5%

Loitering is a problem in some parts of our area.

5.2% 18.6% 30.8% 35.5% 9.9%

The Alert Center adequately serves the neighborhood.

1.6% 8.9% 69.4% 9.9% 10.2%

List areas that are potential for various types of crime.

West Baseline Road, parks and trails

NEIGHBORHOOD LIFE

What places do you show visitors?

Clubhouse, Otter Creek, none,

What places do you avoid showing visitors?

W. Baseline, none, SWLR, downtown

If you could change one thing about the area, what would it be?

traffic, appearance, traffic signals

DEMOGRAPHICS (information for primary person completing survey - for grouping purposes only)

Your age:

< 25	25-40	41-50	51+
2.8%	28.1%	34.4%	34.4%

Your gender:

male	female
49.9%	50.1%

Based on the enclosed map, which part of the area do you live in?

A	B	C	D	E	F
20.4%	9.3%	9.6%	31.2%	2.9%	26.5%

If so, how long have you lived in the area?

9.50 years (average)

If you live in area, do you own or rent your home?

own	rent
88.3%	11.7%

How many people live in your household, including you?

3.41 people (average)

Do you have school-aged children?

yes	no
33.8%	66.2%

Do you own a business in the area?
(42 total business owners responded)

yes	no
12.5%	87.5%

If so, based on the enclosed map, where is it located?

A	B	C	D	E	F
14.3%	7.1%	9.5%	16.7%	4.8%	47.6%

Otter Creek Existing Conditions

I. Introduction

The Otter Creek study area is located west of the I-30 / 430 interchange in the City of Little Rock. Most of the study area lies in the Otter Creek Planning District (not to be confused with the study area) and the rest lying in the Crystal Valley Planning District. Stagecoach Road (State Highway 5) serves as the spine of the study area. The north boundary begins at the corner of Col. Carl Miller Road and Crystal Valley Road and runs due east to I-430, which serves as the eastern boundary. I-30 serves as the southern boundary. The western boundary follows the county line along County Line Road, and Margo Lane. At Baseline Road, the western boundary turns east to where it meets Col. Carl Miller Road.

The area is primarily single family residential with a large area comprised of the floodways of the Fourche, Crooked and Otter Creeks. A majority of the businesses lie along Stagecoach Road and I-30.

Despite some recent development, the District remains largely undeveloped. Annexed between 1970 and 1980, the District lies on the southwest edge of Little Rock and has only recently come under development pressure. Sewer and water improvement districts formed in 1980 and 1984 removed a major obstacle to growth.

II. Socioeconomic profile

All information in this section is based on the 1990 census unless otherwise specified.

Population:

Based on Census tracts 420801, 420802, and 410309, there are 3615 persons in the area according to the 1990 census. These boundaries do not exactly correspond with the action plan boundaries. More females than males live in the area (51.4% females versus 48.6% males). The average size of the families is 3.09 persons. 21.8% of all households are one person households (12.0% female and 9.8% male). Almost the same numbers of households (6.0%) are single parent households with the majority (5.6%) being single mothers.

Age:

A little over two thirds of the population (67.4%) is within the 18-64 age bracket. 26.8% of the population is under 18 and



Numerous area churches serve the population.

5.8% are over 65 years old. This area has about the same number of children as the city as a whole, while having more elderly than the city as a whole. (24.9% under 18 and 12.6% over 65).

Race:

The neighborhood population is overwhelmingly white (92.9%) with the black population at 6.1%. The remaining 0.9% are of other racial backgrounds. The city as a whole has roughly a 64.7% white and 34% black split.

Income:

Annual household incomes range from under \$5,000 to \$125,000. 19.9% of household incomes qualify as low to moderate according to the 1994 guidelines. Over half the population in the study area (57.4%) earns over \$35,000.

III. Existing Land Uses.

Existing Residential

According to the 1990 census, there are 1501 dwelling units. This area refers to all of census tracts 42.08 and 41.03. One hundred twenty six of these were vacant, which translates to an 8.4% vacancy rate.



Speculative clearcutting should be prohibited.

For comparison, the city-wide vacancy rate at the same time was 10.4%. Total occupied units in this area number 1375. Total of persons in owner occupied structures are 2862 or 79.1%. Total number of persons in renter occupied units is 753, or 20.8%. The city-wide owner occupied rates was at 56.2%, less than in this area.

According to the 1990 census, of the total number of dwelling units, more than one half (62.4%) are single family detached. In contrast, at-

tached units (multifamily comprise only 12.5% of the dwelling units in the study area. Mobile homes make up the remaining 24.5% of the remaining dwelling units in the study area.

City of Little Rock Building permit files provides a record of structures built and demolished in the study area from February 1990 through December 1999. Records indicate the construction of 325 single-family residences in the study area. In contrast, all five demolition permits issued for the area covered the removal of single-family residences. The city issued building permits for construction of 892 apartment units in the study area. The number of new residential units added to the area totals 1,217.

Existing Non-Residential.

Structure counts were made and tabulated using GIS. Accessory buildings (garages, tool sheds, etc.) accounted for 538. This category, combined with single family structures, comprised over 79.6% of the total number of structures in the area. Churches and other church structures totaled at 11 and general commercial structures at 54. Special structures numbered at 11 units. All other categories had less than ten units per category. Most Commercial structures lie in a corridor along Stagecoach Road at major intersections.



This grocery store is located at Otter Creek

New businesses are locating in the area of the Baseline and Stagecoach Intersection and another is in the approval stage for north of the Otter Creek Parkway and Stagecoach Road intersection. The

former Otter Creek Mall site, a large tract of Commercial land use at the intersection of I-30 and I-430, is under consideration for a new regional shopping center.

Building Permit files indicate 27 building permits issued since February of 1990 for non-residential structures. The amount of permits issued for commercial structures totaled 11. In addition, the city issued 2 building permits for Industrial structures and 14 permits for Public/Quasi-Public structures.

IV. Existing Zoning

Information was provided by the City of Little Rock GIS system. The primary zoning category in the study area is residential. Residential zoning comprises 81.9%: with Single Family comprising 68.6%, Multifamily with 11.3% and all other residential zones combine for 2.0%. Open Space areas (including agricultural) have 3.8%. Commercial zoning comprises 11.4%, while Light Industrial and Office zoning combines for 2.9% of the total study area.

The study area contains a type of zoning designed to protect open areas: Open Space (OS). The OS zones serve to separate intensive property uses from less concentrated land development. All four OS zones located in the study area coincide with the floodways crossing the district.

V. Future Land Use

The Single-Family land use category is the majority of the developed area of the study area and 42.30% of the total study area. Parks / Open Space is second with 22.23%. Commercial land uses occupies 7.69% of the total area. Low Density Residential, located north of Baseline Road, occupy 7.48%. Multifamily fills 4.52% of the study area tied with the amount of Public Institutional uses at 4.13%. Mixed Commercial Industrial land uses fill 3.79% of the land in the study area. Combined, the remaining categories fill 7.84% of the study area.

Developments along Otter Creek Parkway and Wimbledon Loop compose the largest concentration of existing Single Family uses. The study area contains three Multifamily land use areas; one behind the Otter Creek Shopping area, the other on Baseline Road at Wimbledon Loop. The block of Low Density Residential (LDR) on Baseline Road at Col. Carl Miller Road actually contains the Eagle Hill Apartments. One area of Mobile Home land use occupies the south-west corner of the study area off Stagecoach and County Line.

Nonresidential uses form a corridor along Stagecoach Road. The largest commercial area currently developed consists of a shopping center located at Stagecoach Road and Otter Creek Parkway anchored by the Harvest Foods grocery store. A recent Land Use Plan amendment was heard at the August 17, 1999 City Board of Directors meeting. The MX area along Stagecoach Road expands the



The site of the proposed Post Office on Otter Creek Parkway.

potential for Commercial, Office and Residential uses on the west side of Stagecoach Road and provides for single family development to the south of Baseline. However, the Land use Plan will require a Planned Zoning Development (PZD) for any commercial development on this section of Stagecoach Road.

The remainder of nonresidential land uses consist of Light Industrial (LI), Office (O), Public Institutional (PI) and Parks/Open Space (PK/OS). The study area contains only two tracts of Light Industrial uses. No major office centers exist in the Otter Creek study area. The two areas designated for Office land uses sit between Baseline Road and Otter Creek Road on Stagecoach. A majority of the Public Institutional areas holds churches. The Otter Creek Elementary School on Otter Creek Parkway sits in a PI area. A band of Parks/Open Space (PK/OS) follows the floodways of Fourche, Crooked and Otter Creeks. PK/OS also extends upstream on Callegan and Haw branches.